

  
Hellards



*At home in Alresford*



# 8 Fair View

ALRESFORD, HAMPSHIRE, SO24 9PR

## Guide Price £795,000

- Driveway Parking and Double Garage
- Detached Family House
- 4 Bedrooms and 2 Bath/Shower Rooms
- Sought-after Residential Area
- Close to Golf Course/15 Walk into the Town
- Generous Plot and Lawned Garden

A sizeable 4 bedroom family home, located in one of the best residential roads in Alresford. The house is set on a good plot, and has a generous garden, a double garage and ample driveway parking. Fair View is conveniently located close to Alresford golf course, and there are beautiful country walks to Tichborne and Cheriton nearby. The town centre is a 15 minute walk away.

The house is approached from the driveway, with the front door opening to the entrance hall, where there is a cloakroom, under stairs cupboard and stairs to the first floor. The spacious sitting room features a fireplace and French doors to the garden. The kitchen includes a range of fitted units and drawers, with worktops and integrated appliances, and there is an adjoining utility room with a door to the garden. A door from the kitchen opens to the generously proportioned conservatory, with direct access to the garden. Off the hall is the dining room, with potential to be combined with the kitchen to create a large kitchen/dining room.

Upstairs, there is a loft access hatch on the landing with fitted steps to the part-boarded loft, as well as an airing cupboard housing the hot water cylinder. The Main bedroom features a built-in wardrobe and en-suite shower room, with a white shower suite. Bedrooms 2 and 3 are double bedrooms, both having built-in wardrobes. Bedroom 4 also has a built-in wardrobe.







There is a driveway to the front of the property, and the double garage with twin up-and-over doors. A gate to the side of the house leads to a footpath and the rear garden, where a paved seating terrace and conservatory adjoin the rear of the house. Some steps lead up to the lawned garden, which is surrounded by flower and shrub borders. The tree is protected by a Tree Preservation Order (TPO).

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

## **SERVICES**

We understand that mains water, gas, electricity and mains drainage are all connected.

## **LOCAL AUTHORITY INFORMATION**

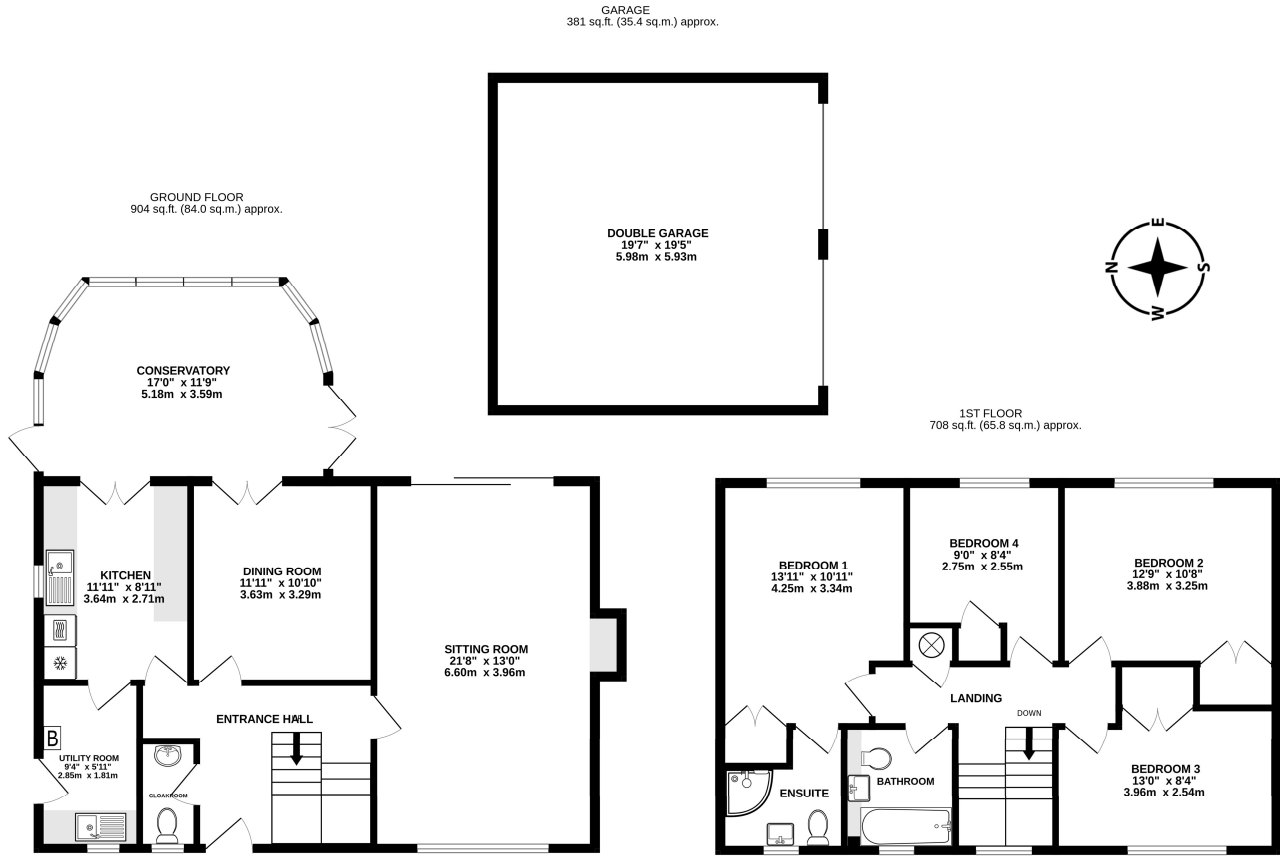
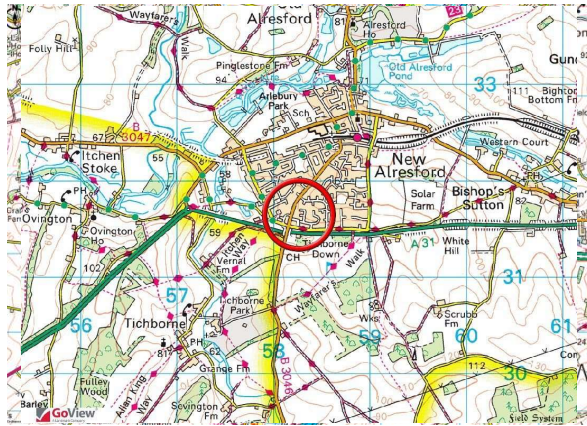
Winchester City Council  
Council Tax Band: F

## **DIRECTIONS**

From our office in Broad Street, proceed down West Street and, at the junction at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side. Turn left at The Cricketers Pub into Tichborne Down. After a short distance turn left into Shepherds Down. Bear left into Fair View, then right. The property, No. 8 will be found on the right hand side.







TOTAL FLOOR AREA : 1993 sq.ft. (185.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

